

GENERATIONS ON 1ST, LLC							
Account	January	February	March	April	May	June	Row Total
Name							
<strong>GPR Income</strong>							
1BR 60 Units	60,040.00	60,040.00	60,605.00	60,980.00	61,780.00	65,860.00	369,305.00
2BR 12 Units	18,240.00	18,240.00	18,320.00	18,580.00	18,620.00	18,960.00	110,960.00
Garage Stalls 49	3,920.00	3,920.00	3,920.00	3,920.00	3,920.00	3,920.00	23,520.00
Storage Units 27	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	6,750.00
Commercial - Senior Center	0.00	0.00	0.00	0.00	0.00	1.00	1.00
<strong>Net Income</strong>	83,325.00	83,325.00	83,970.00	84,605.00	85,445.00	89,866.00	510,536.00
Less Apartment Vacancies	0.00	1,055.00	3,600.00	3,600.00	3,600.00	3,600.00	15,455.00
Less Garage Parking Vacancies	0.00	0.00	0.00	240.00	240.00	240.00	720.00
Less Storage Unit Vacancies	830.00	830.00	830.00	830.00	785.00	520.00	4,625.00
Less HME Incentives	185.00	30.00	30.00	0.00	0.00	0.00	245.00
Less Incentives	1,020.00	965.00	965.00	965.00	935.00	855.00	5,705.00
	81,290.00	80,445.00	78,545.00	78,970.00	79,885.00	84,651.00	483,786.00
<strong>Other Income</strong>							
NSF Fees	18.00	18.00	18.00	18.00	18.00	18.00	108.00
Re-Rental Charges	180.00	180.00	180.00	180.00	180.00	180.00	1,080.00
Other Income	0.00	0.00	75.00	75.00	75.00	75.00	300.00
<strong>Net of Other Income</strong>	198.00	198.00	273.00	273.00	273.00	273.00	1,488.00
<strong>Total Income</strong>	81,488.00	80,643.00	78,818.00	79,243.00	80,158.00	84,924.00	485,274.00
<strong>Expenses</strong>							
<strong>Maintenance Expenses</strong>							
Maintenance Staff Costs	900.00	500.00	400.00	400.00	400.00	400.00	3,000.00
Caretaker/Resident Manager	585.00	585.00	660.00	585.00	585.00	585.00	3,585.00
Repairs / Maintenance	1,000.00	750.00	750.00	750.00	750.00	750.00	4,750.00
Janitorial	775.00	775.00	775.00	1,500.00	815.00	815.00	5,455.00
Carpet Cleaning	0.00	0.00	300.00	1,575.00	300.00	300.00	2,475.00
Painting	0.00	300.00	300.00	300.00	750.00	300.00	1,950.00
Plumbing	200.00	200.00	200.00	200.00	200.00	200.00	1,200.00
Electrical / Fire Protection	50.00	50.00	1,550.00	750.00	50.00	50.00	2,500.00
HVAC	200.00	200.00	200.00	350.00	200.00	200.00	1,350.00
Elevator	25.00	475.00	25.00	25.00	475.00	25.00	1,050.00
Flooring	0.00	0.00	280.00	280.00	280.00	280.00	1,120.00
Appliances/Laundry	100.00	100.00	100.00	100.00	750.00	750.00	1,900.00
Extermination	0.00	20.00	20.00	20.00	20.00	20.00	100.00
Grounds Maintenance	0.00	0.00	0.00	0.00	185.00	185.00	370.00
Snow Removal	370.00	370.00	185.00	0.00	0.00	0.00	925.00
Less Resident Chargebacks	-400.00	-400.00	-400.00	-400.00	-400.00	-400.00	-2,400.00
<strong>Total Maintenance Expenses</strong>	3,805.00	3,925.00	5,345.00	6,435.00	5,360.00	4,460.00	34,130.00
<strong>Admin/Utility Expenses</strong>							
Advertising / Marketing	700.00	700.00	765.00	700.00	700.00	700.00	4,265.00
Software Fee	73.00	73.00	73.00	73.00	73.00	73.00	438.00
Lease Commissions	220.00	440.00	440.00	660.00	660.00	660.00	3,080.00
Professional Fees	40.00	40.00	350.00	40.00	40.00	40.00	550.00
Internet & Telephone Costs/Service	210.00	210.00	210.00	210.00	210.00	210.00	1,260.00
Property Management 5% Collected	4,074.40	4,032.15	3,940.90	3,962.15	4,007.90	4,246.20	24,263.70
Real Estate Taxes/Escrow	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	6,400.00	38,400.00
Property Insurance	3,150.00	3,150.00	3,150.00	3,150.00	3,150.00	3,150.00	18,900.00
Electricity - Apts	50.00	50.00	100.00	100.00	150.00	150.00	600.00
Electricity - Building	1,100.00	1,000.00	850.00	700.00	500.00	500.00	4,650.00
Natural Gas - Building	1,000.00	850.00	600.00	550.00	450.00	400.00	3,850.00
Water & Sewer	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	3,700.00	22,200.00
Garbage Removal	230.00	230.00	230.00	230.00	230.00	230.00	1,380.00
<strong>Total Admin &amp; Utility Exp.</strong>	20,947.40	20,875.15	20,808.90	20,475.15	20,270.90	20,459.20	123,836.70
<strong>Total Operating Expenses</strong>	24,752.40	24,800.15	26,153.90	26,910.15	25,630.90	24,919.20	157,966.70
Net Operating Income	56,735.60	55,842.85	52,664.10	52,332.85	54,527.10	60,004.80	327,307.30
<strong>Other Expenses</strong>							
US Court Trustee 0.4%	333.30	333.30	335.88	338.42	341.78	359.46	2,042.14
Contingencies	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	10,500.00
Misc. PM Fees	500.00	500.00	500.00	500.00	500.00	500.00	3,000.00
Misc. Professional Fees	200.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	7,700.00
<strong>Total Other Expenses</strong>	2,783.30	4,083.30	4,085.88	4,088.42	4,091.78	4,109.46	23,242.14
<strong>Total Monthly Expenses</strong>	<strong>27,535.70</strong>	<strong>28,883.45</strong>	<strong>30,239.78</strong>	<strong>30,998.57</strong>	<strong>29,722.68</strong>	<strong>29,028.66</strong>	<strong>181,208.84</strong>
<strong>Net Cash Flow</strong>	<strong>53,952.30</strong>	<strong>51,759.55</strong>	<strong>48,578.22</strong>	<strong>48,244.43</strong>	<strong>50,435.32</strong>	<strong>55,895.34</strong>	<strong>304,065.16</strong>
RRSB Collateral Payment	39667 14,285.30	39667 12,092.55	39667 8,911.22	39667 8,577.43	39667 10,768.32	39667 16,228.34	